



RUPAYAN
Grand
[Phase -1]



YOU HAVE FOUND ALL THAT YOU EVER DREAMT OF. BUT SOMEWHERE, A PRECIOUS BELONGING DRIFTED AWAY FROM YOU - YOURSELF. HOW ABOUT REDISCOVERING YOURSELF, YOUR FAMILY, YOUR LIFE... IN A WHOLE NEW WORLD, RADICALLY DIFFERENT FROM YOUR ROUTINE LIFE. AT **RUPAYAN** GRAND, YOU DISCOVER THE EMPEROR WITHIN. COME, TAKE YOUR THRONE; OCCUPY YOUR PALACE.

රුපායන
RUPAYAN
Grand
රාජාලය

.....
LUXURY
ELEVATED

.....
GLOBAL
LIFESTYLE

.....
FUTURE
READY



DHAKA'S MEGA PREMIUM GATED COMMUNITY

ENCLOSED FOR 100% SECURITY.

28% GREENS. 100% WELLNESS.

COMMUNITY BONDING OF LIKE MINDED PEOPLE.

PEACE AND PRIVACY.

IT'S A WORLD BY ITSELF WHERE YOUR FAMILY'S JOY IS SECURE. WHERE TREES AND FLOWERS BECOME YOUR NEIGHBOURS. SO PEACEFUL, SO PRIVATE. YET, YOU ARE NEVER ALONE. AMIDST A COMMUNITY OF LIKE MINDED PEOPLE. AMIDST CARE AND BONDING, CHEER BECOMES A HABIT. EACH OCCASION BECOMES A FESTIVAL. COME TO **RUPAYAN** CITY UTTARA! OPEN THE GATES TO A WHOLE NEW LIFE!



MESSAGE FROM AN ICON

L. A. MUKUL, CHAIRMAN, **RUPAYAN** GROUP

REAL ESTATE IS BEYOND NUMERIC MEASURE IN SQUARE FEET, HIGHNESS OF BUILDINGS, LAND-BANK OR LANDMARKS. THESE ARE INCIDENTAL. A SPACE MUST BE THE PERFECT ANCHOR FOR LIFE, RELATIONSHIPS AND EMOTIONS. BUILT NOT JUST WITH CEMENT AND BRICKS BUT WITH THOUGHT, CARE AND IDEAS. WE BELIEVE THAT THE SMALLEST UNIT OF REAL ESTATE SPACE WE CREATE MUST STANDOUT WITH THIS SIGNATURE.

THE GROUP IS A NATIONAL CONGLOMERATE ACROSS THE DOMAINS OF HOUSING, PROPERTY MANAGEMENT, LAND DEVELOPMENT, HOTEL & RESORT, PORT & LOGISTIC SERVICES & MORE. FOUNDED IN THE YEAR 1998, THE FLAGSHIP ENTERPRISE **RUPAYAN** HOUSING ESTATE LTD. HAS DEFINED THE SKYLINES OF DHAKA, CHITTAGONG, SYLHET AND COMILLA. AN UNMATCHED GROWTH AND LEADERSHIP IN BANGLADESH'S REAL ESTATE SECTOR RESULTED ORGANICALLY.

OUR KEY ASSETS ARE ITS VALUES. WHEN HONESTY, INTEGRITY & FAIRNESS BECOME A HABIT - TRUST IS NATURAL. WHEN TRUST BECOMES A HABIT - RELATIONSHIPS ACROSS HUMAN RESOURCES, CUSTOMERS, VENDORS ARE EMPOWERED TOWARDS SUCCESS. TOGETHER AT **RUPAYAN** WE ARE COMMITTED TO BUILD THE FINEST HOMES, WORLD-CLASS LIFESTYLES, HAPPIER SOCIETIES AND OUR GREAT NATION - BANGLADESH AT LARGE!

AFTER 25 PLUS LANDMARKS, THOUSANDS OF INHABITANTS AND MILLIONS OF SQUARE FEET OF BUILT UP AREA - I HAVE THE SAME DREAM EVERY DAY. TO FULFILL YOUR DREAMS, **RUPAYAN** CITY UTTARA IS ITS TESTIMONY.

A GATED COMMUNITY THAT SECURES AND COMFORTS YOUR FAMILY. HAPPINESS BEGINS WITH SAFETY. YOU ARE SURROUNDED BY LIKE-MINDED PEOPLE. TRULY, A WORLD OF YOUR OWN. AMIDST A BLANKET OF GREENS AND TREES. YOU BREATHE DEEPER. YOU LIVE BETTER. ATTACHED WITH A COMMUNITY CLUB THAT BRINGS LEISURE HOME. LUXURY WILL NOW BE AN EVERYDAY HABIT. THE SOON TO BE FOUNDED, METRO CONNECTIVITY WILL ENSURE YOU TRAVEL LESS AND HAVE MORE TIME FOR YOURSELF AND YOUR LOVED ONES.

YOU HAVE ALWAYS WANTED THE VERY BEST FOR YOUR FAMILY. AT **RUPAYAN** CITY UTTARA, WE HAVE ENDEAVORED TO BUILD LIFE LIKE NEVER BEFORE IN DHAKA.

I EARNESTLY INVITE YOU TO DISCOVER!

L.A. MUKUL
CHAIRMAN
RUPAYAN GROUP

.....
PIONEERING
SUCCESS

Sourav Ganguly

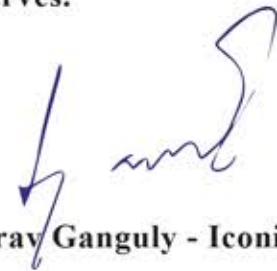
2/6, Biren Ray Road (East)
Kolkata - 700 008

Rupayan Group is taking Dhaka towards the future with its first in-city gated community Rupayan City Uttara.

It would be appropriate to say that Rupayan City Uttara is going to be Dhaka's ultimate real estate venture in terms of vision and scope - encompassing both residential and commercial properties.

I indeed feel proud to be part of what promises to be the harbinger of cutting-edge, more luxurious and more magnificent Dhaka. I am proud to be part of this city's future.

I wish Rupayan City Uttara all the success that it rightfully deserves.



Sourav Ganguly - Iconic Bengali Cricketer

BRAND
AMBASSADOR



BUILDING TOMORROW'S DHAKA TODAY

SADAT HOSSAIN SALIM, ADVISOR, **RUPAYAN** GROUP

DHAKA THE CAPITAL CITY AND COMMERCIAL HUB OF BANGLADESH HAS BECOME A CONCRETE JUNGLE. LIVING IN DHAKA IS BECOMING IMPOSSIBLE WITH EACH PASSING DAY. THE TRAFFIC SNARLS, THE ROADS, THE EVER GROWING POPULATION ARE ALL ADDING UP TO THE WOES OF PEOPLE AT LARGE. IT'S HIGH TIME FOR DHAKA TO EXPAND AND HAVE ORGANIZED INFRASTRUCTURE DEVELOPMENT TO BE AMONGST THE BETTER LIVING CITIES IN THE WORLD.

SADAT HOSSAIN SALIM, THE TRUE VISIONARY ECHOES THE SAME VOICE WITH HIS TRADEMARK SLOGAN, "TAKE DHAKA OUT OF DHAKA". HIS VISION SEEMS TO BE A REALITY NOW WITH THE LAUNCH OF "RUPAYAN CITY UTTARA" THE MOST PRESTIGIOUS TOWNSHIP PROJECT TO BE CONCEIVED EVER BY **RUPAYAN** HOUSING ESTATE LTD. (RHEL) IN UTTARA, DHAKA.

SALIM'S JOURNEY WITH **RUPAYAN** GROUP DATES BACK TO 2006 AS MANAGING DIRECTOR OF **RUPAYAN** HOUSING ESTATE LTD. & AS VICE CHAIRMAN IN 2010. DURING HIS TENURE HE PIONEERED THE CONCEPT OF TOWNSHIP PROJECT IN BANGLADESH ALONG WITH HONORABLE CHAIRMAN OF THE GROUP, **L. A. MUKUL**, WITH THE SUCCESSFUL LAUNCH OF "RUPAYAN TOWN" IN NARAYANGONJ. THE SATELLITE TOWNSHIP PROJECT IN NARAYANGONJ SPEAKS OF HIS VISION AND IDEAS AHEAD OF HIS TIMES AND HAS SET A NEW BENCHMARK. PRESENTLY HEADING AS THE ADVISOR OF THE GROUP, SALIM IS THE MAN BEHIND THE MISSION.

HE HAS BEEN ONE OF THE **BIGGEST DREAMER** AND **GAME CHANGER** IN THE REAL ESTATE INDUSTRY AND THE NUMERO UNO TO CHAMPION THE CAUSE OF 'GATED COMMUNITY'.

SADAT HOSSAIN SALIM, A RENOWNED **MANAGEMENT GURU**, IS THE MOST SOUGHT AFTER NAME IN THE CORPORATE WORLD OF BANGLADESH. HIS BRILLIANCE IN CORPORATE MANAGEMENT, FAR SIGHTEDNESS, INTELLECT AND **VAST EXPERIENCE** OF OVER 35 YEARS HAS SET HIM APART FROM THE REST. HE HAD AN EXCEPTIONAL ACADEMIC CAREER AND A FELLOW OF THE **BRITISH INSTITUTE OF BUSINESS MANAGEMENT**.

HIS ILLUSTRIOUS PROFESSIONAL CAREER FLAGGED OFF WITH **DUNCAN BROTHERS** AND HE HAS BEEN AT THE HELM OF MANY BUSINESS CONGLOMERATES LIKE **PARTEX GROUP**, **BTL**, **HRC GROUP**, **ANWAR LANDMARK LTD.**, TO NAME A FEW.

A VISIONARY PAR EXCELLENCE AND A MULTIFACETED INDIVIDUAL, SALIM DONS MANY A HAT, HE HAS BEEN A HOUSEHOLD NAME IN THE SOCIAL CIRCLE AND HAS SERVED AS THE **PRESIDENT** OF PRESTIGIOUS **DHAKA CLUB** FOR FOUR CONSECUTIVE TERMS. HE IS A PROMINENT ENVIRONMENTALIST AND PRESENTLY HEADING AS THE **CHAIRMAN** OF **NATURE CONSERVATION ALLIANCE OF BANGLADESH**.

AS HE RIGHTLY SAYS THAT "RUPAYAN CITY UTTARA" WILL GIVE AN ALL NEW MEANING & DIMENSION TO GATED COMMUNITY AND TOWNSHIP IN BANGLADESH REAL ESTATE SECTOR. THE RESIDENTS OF "RUPAYAN CITY UTTARA" WILL GET TO HAVE THE BEST A LIFE HAS TO OFFER THROUGH ITS LUXURY CONDOS, VILLA APARTMENTS, CLUB, BANQUETS, HEALTH & FITNESS CENTERS, PROVISIONAL STORES, SCHOOL, WATER BODIES, MOSQUE, PLAY AREAS, STATE-OF-THE-ART SAFETY AND SECURITY MEASURES AMIDST NATURE WITH A HOST OF FACILITIES AND AMENITIES TO CATCH THE EYE BALLS OF ONE AND ALL.

"LET'S MOVE TO WHERE THE FUTURE IS" - "RUPAYAN CITY UTTARA" IS THE ANSWER TO ALL WHO ASPIRES AND DREAMS FOR A UNIQUE LIVING IN THE FUTURE.

.....
TALE OF A
VISIONARY



BIRD'S EYE VIEW



ALL ACROSS THE SKY THERE IS A FROLIC OF LIGHT,
THE EARTH IS DECKED OUT IN A FESTIVAL OF FLOWERS,
AND THE RAFTS OF COLOURED CLOUDS AFLOAT
ARE ALL ANTICIPATING YOUR ARRIVAL.

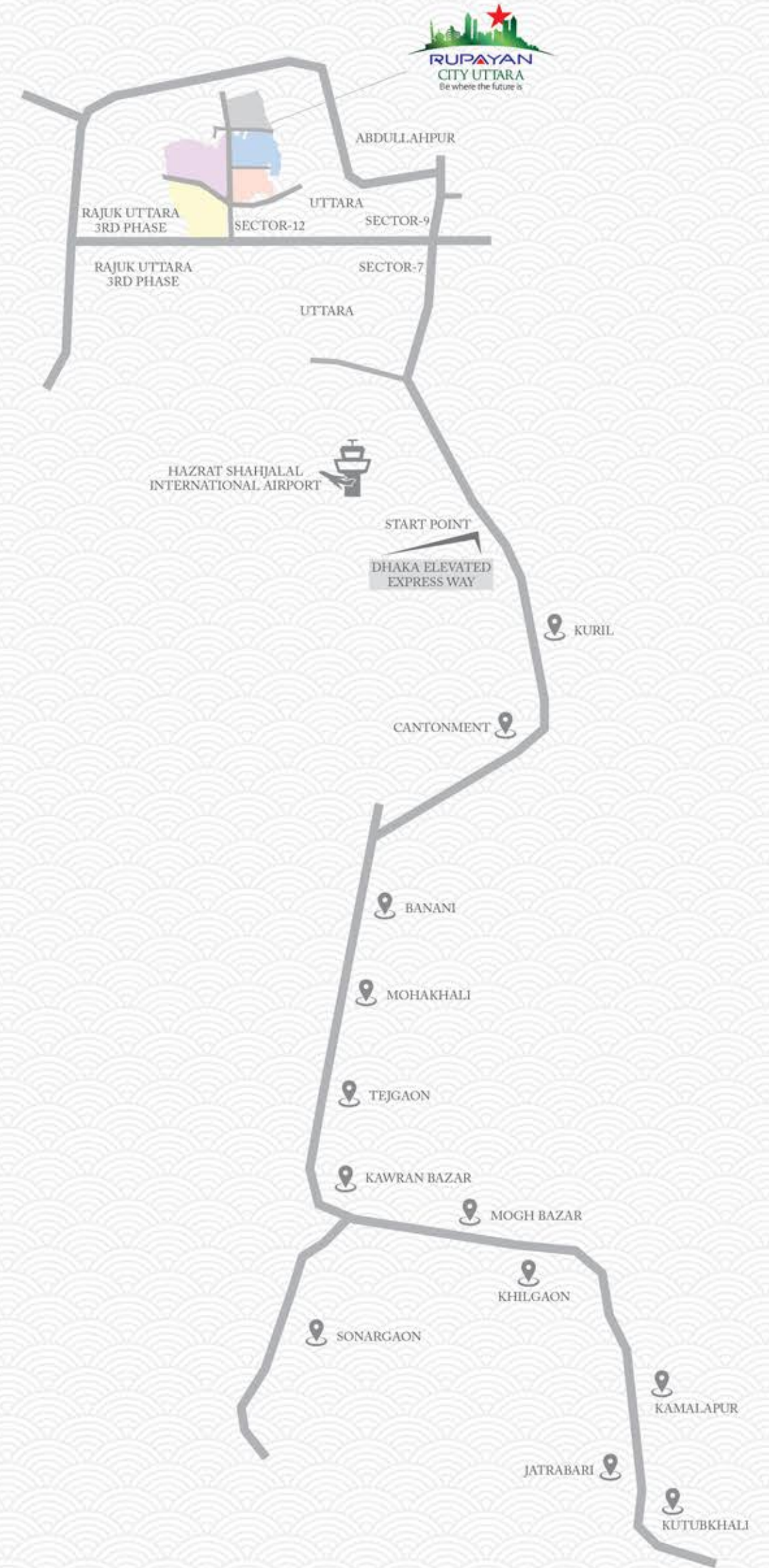
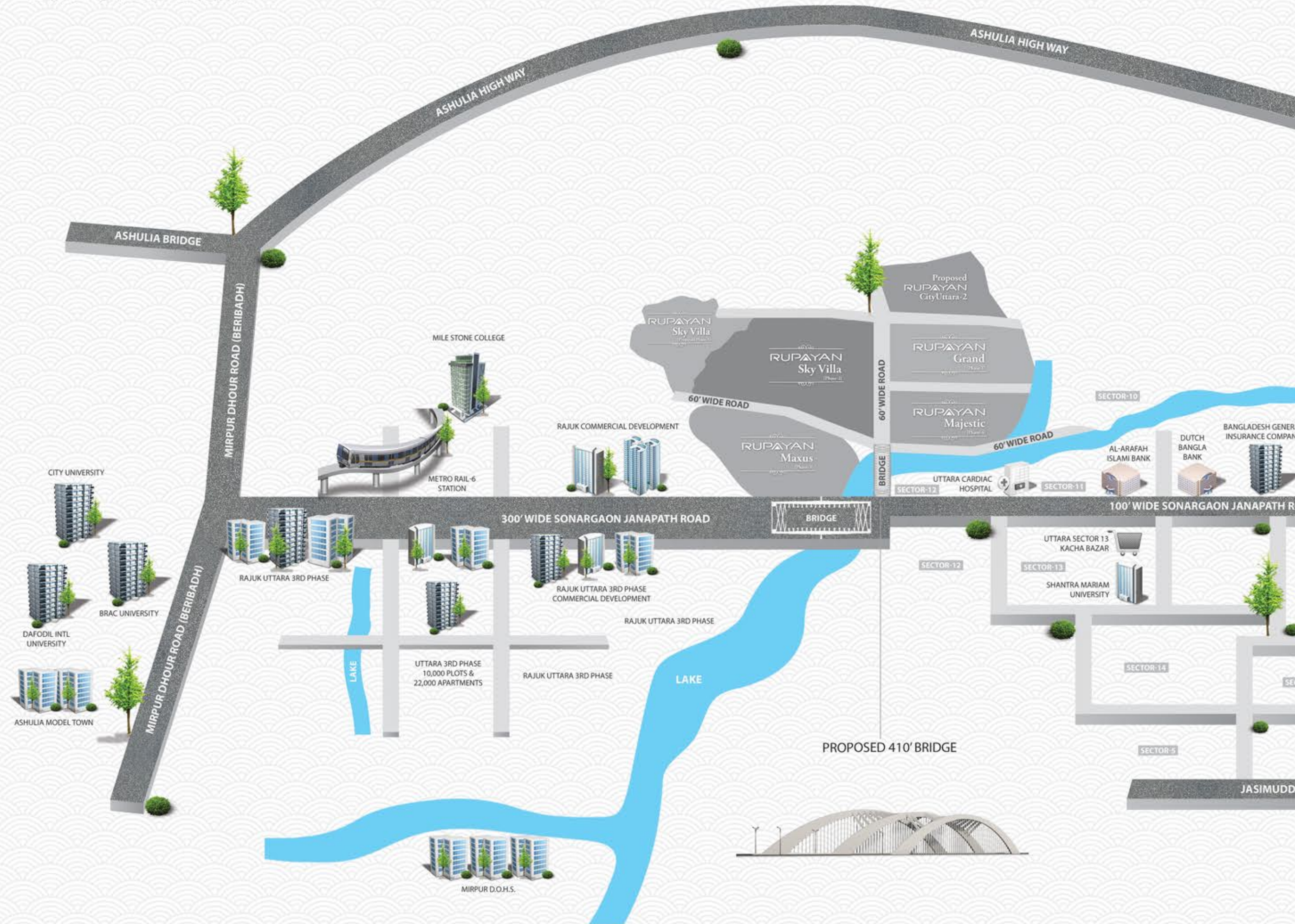


EXCERPT FROM THE POEM

COME MY WAYFARER FRIEND

KAZI NAZRUL ISLAM

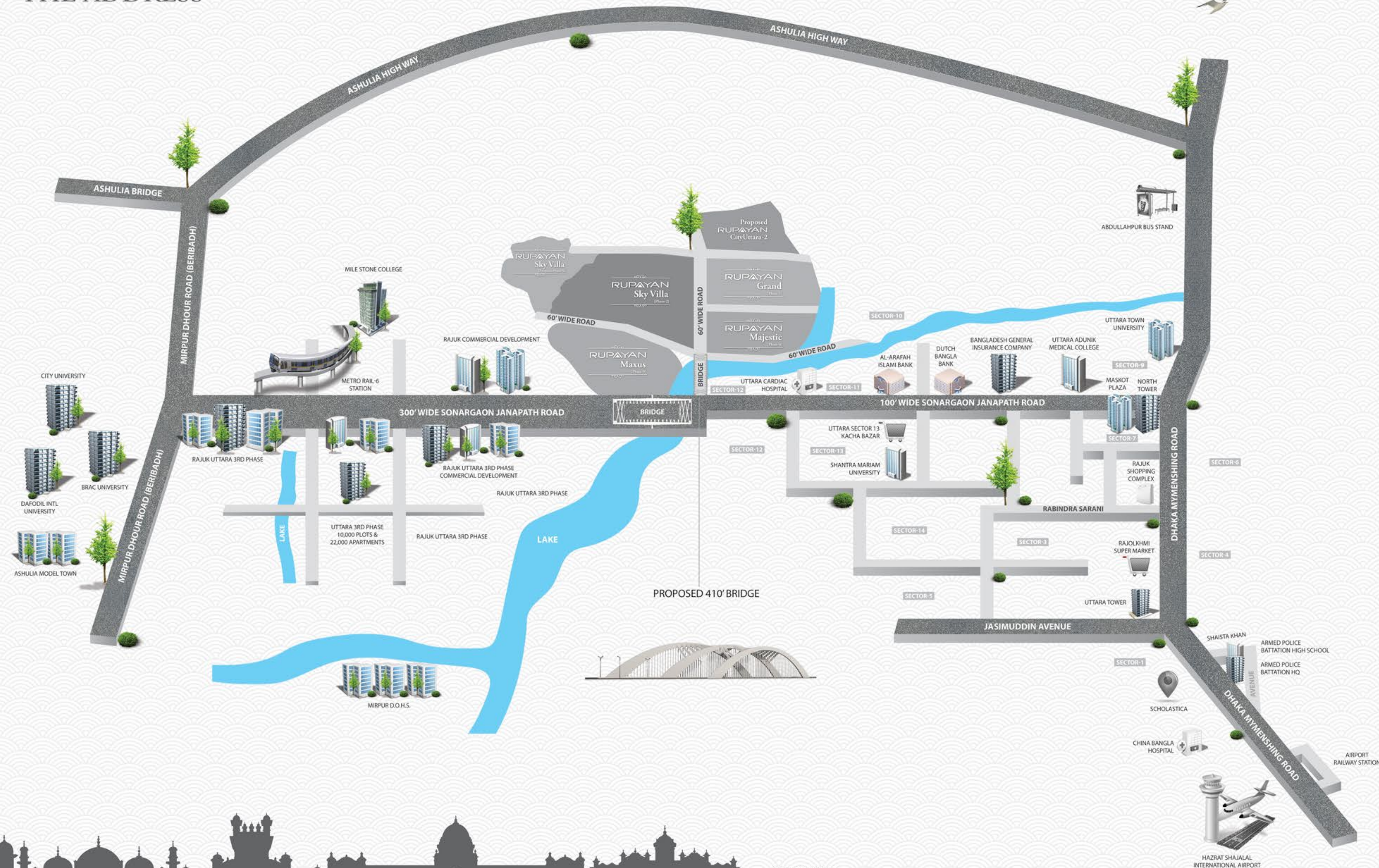
THE ADDRESS



KEY DISTANCES
 PROPOSED METRO-6 STATION - 0.85 KM ABDULLAHPUR BUS STANI
 HAZRAT SHAHJALAL INTERNATIONAL AIRPORT - 4.2 KM UTTARA ADJ

.....
 DHAKA ELEVATED EXPRESS WAY ROUTE

THE ADDRESS



KEY DISTANCES

PROPOSED METRO-6 STATION - 0.85 KM ABDULLAHPUR BUS STAND - 2.8 KM MASCOT PLAZA - 1.89 KM
HAZRAT SHAHJALAL INTERNATIONAL AIRPORT - 4.2 KM UTTARA ADHUNIK MEDICAL COLLEGE & HOSPITAL - 1.80 KM



PROPOSED BUS RAPID TRANSIT (BRT) LINE



METRO CONNECTIVITY COMES HOME!

THE PROPOSED METRO STATION AT UTTARA,
IS ONLY 5 MINUTES AWAY.



MRT LINE : 6 ROUTES & STATIONS

.....
THE WORLD, AT YOUR FEET

The image is a composite of three main elements. On the left, a 3D perspective rendering of a proposed metro line (MRT Line) is shown. The line starts at a 'START POINT' near Sonargaon and runs through various stations and landmarks including Uttara, Mirpur, Agargaon, and the National Stadium. It ends at a 'DEPO.' near Sonargaon. The line is depicted as a grey track with a train and several station icons. In the center, a man in a brown suit and glasses is pointing his right hand towards the left, as if presenting the metro line. On the right, a detailed map titled 'ASHULIA ELEVATED EXPRESS WAY ROUTE MAP [PROPOSED]' shows the route of the express way. The map includes various landmarks, roads, and a 'START POINT' near the airport. The map is set against a dark background with a large, stylized 'X' shape. The overall image is a promotional graphic for the proposed metro and express way projects in Dhaka.

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[illegible]

METRO CONNECTIVITY COMES HOME!

THE PROPOSED METRO STATION AT UTTARA,
IS ONLY 5 MINUTES AWAY.

MRT LINE : 6 ROUTES & STATIONS

MRT LINE : 6 ROUTES & STATIONS

**ASHULIA ELEVATED EXPRESS WAY
ROUTE MAP [PROPOSED]**



RUPAYAN SKYVILLA
PHASE-5 (PROPOSED)

RUPAYAN SKYVILLA
PHASE-2

FUTURE EXTENSION

RUPAYAN
CITY UTTARA - 2
(PROPOSED)

RUPAYAN GRAND

FUTURE EXTENSION

SECTOR-10

SECTOR-11

RUPAYAN MAJESTIC

SECTOR-12

MASTER PLAN

DHAKA MYMENSINGH ROAD

MASCOT
PLAZA

MIRPUR BERIBADH ROAD

RAJUK UTTARA
3RD PHASE

RUPAYAN MAXUS

MRT-6 STATION

RAJUK COMMERCIAL
DEVELOPMENT

RAJUK COMMERCIAL
DEVELOPMENT

300'-0" WIDE SONARGAON JANAPATH ROAD

100'-0" WIDE SONARGAON JANAPATH ROAD

RAJUK COMMERCIAL
DEVELOPMENT

RAJUK COMMERCIAL
DEVELOPMENT

60'-0" WIDE ROAD

60'-0" WIDE ROAD

60'-0" WIDE ROAD

LAKE

THE SUMMARY



RUPAYAN
Grand



RUPAYAN
Majestic



RUPAYAN
Sky Villa



RUPAYAN
Maxus

RUPAYAN GRAND PHASE 1

7.92 ACRE LAND AREA
21 APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
540 APARTMENTS

COMMUNITY FACILITIES

01 SCHOOL BUILDING
01 CONVENIENCE SHOP
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

RUPAYAN SKY VILLA PHASE 2

9.95 ACRE LAND AREA
08 DUPLEX VILLA APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
260 DUPLEX VILLA APARTMENTS
34 PENTHOUSE APARTMENTS

COMMUNITY FACILITIES

01 SCHOOL BUILDING
01 CORNER SHOP
01 COMMUNITY CLUB
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

RUPAYAN SKY VILLA PHASE 5 PROPOSED

4.18 ACRE LAND AREA
05 DUPLEX VILLA APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
112 DUPLEX VILLA APARTMENTS
14 PENTHOUSE APARTMENTS

COMMUNITY FACILITIES

01 SCHOOL BUILDING
01 CORNER SHOP
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

RUPAYAN MAJESTIC PHASE 4

PART A

5.13 ACRE LAND AREA
11 APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
315 APARTMENTS

COMMUNITY FACILITIES

01 SCHOOL BUILDING
01 CONVENIENCE STORE WITH KATCHA BAZAR
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

PART B

1.17 ACRE LAND AREA
03 APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
81 APARTMENTS

RUPAYAN MAXUS PHASE 3

10 ACRE LAND AREA
09 STORIED WITH 04 BASEMENT

FACILITIES

SHOPPING MALL SPACE
FOOD COURT
CINEPLEX
AMUSEMENT
BEAUTY SALON
OFFICE BUILDING
5-STAR HOTEL BUILDING



ROAD SIDE VIEW



SPRINGTIME WAKES THE BUD WIDE,
BREAKING EACH SIDE, BRINGING A FLOWERING FLOOD.
FLOWERING BUD'S, PARTING LIPS PURSED
INTO LAUGHTER BURST, DIMPLED CHEEKS DISPLAY.



EXCERPT FROM THE POEM
O NIGHTINGALE!
KAZI NAZRUL ISLAM



GARDEN VIEW

63% OPEN AREA KID'S PLAY AREA JOGGING TRACK
BEAUTIFUL LANDSCAPED GARDEN WATER FEATURES



O TEMPESTUOUS YOUTH, WAKE UP!

COME LIKE A TORNADO, TRAMPLING EVERYTHING THAT FALLS

IN FRONT OF THEE, IN CAUSELESS GLEE.

BRING GENEROUS LIFE, WIDE AS THE HORIZONS,

AND A MIGHTY CURRENT OF MOTION STRONG ENOUGH

TO WASH TILE DEBRIS OFF THE BANKS

IN A WILD RUSH.



EXCERPT FROM THE POEM

IRREPRESSIBLE YOUTH

KAZI NAZRUL ISLAM



GYMNASIUM

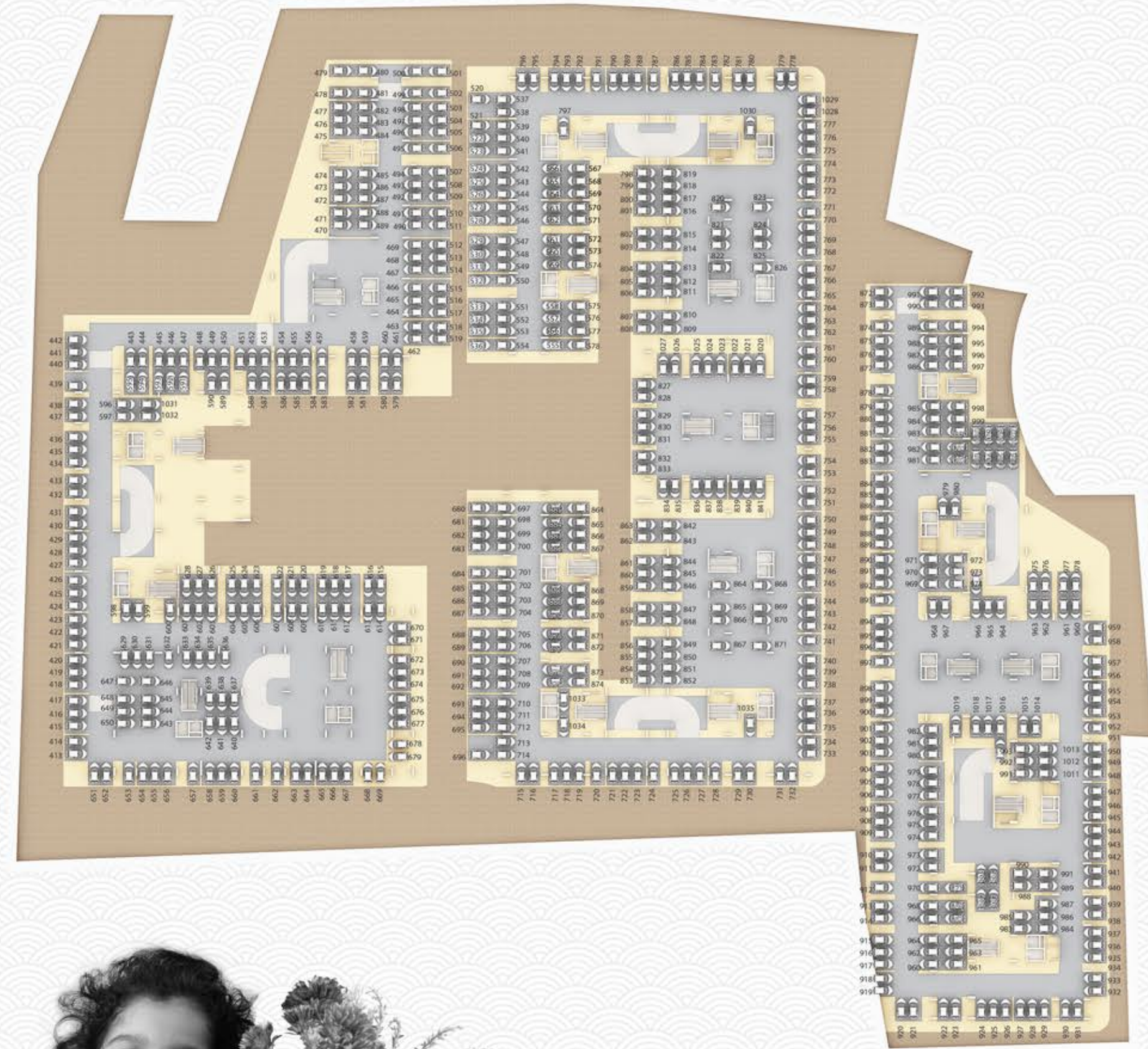


BANQUET HALL

SITE PLAN



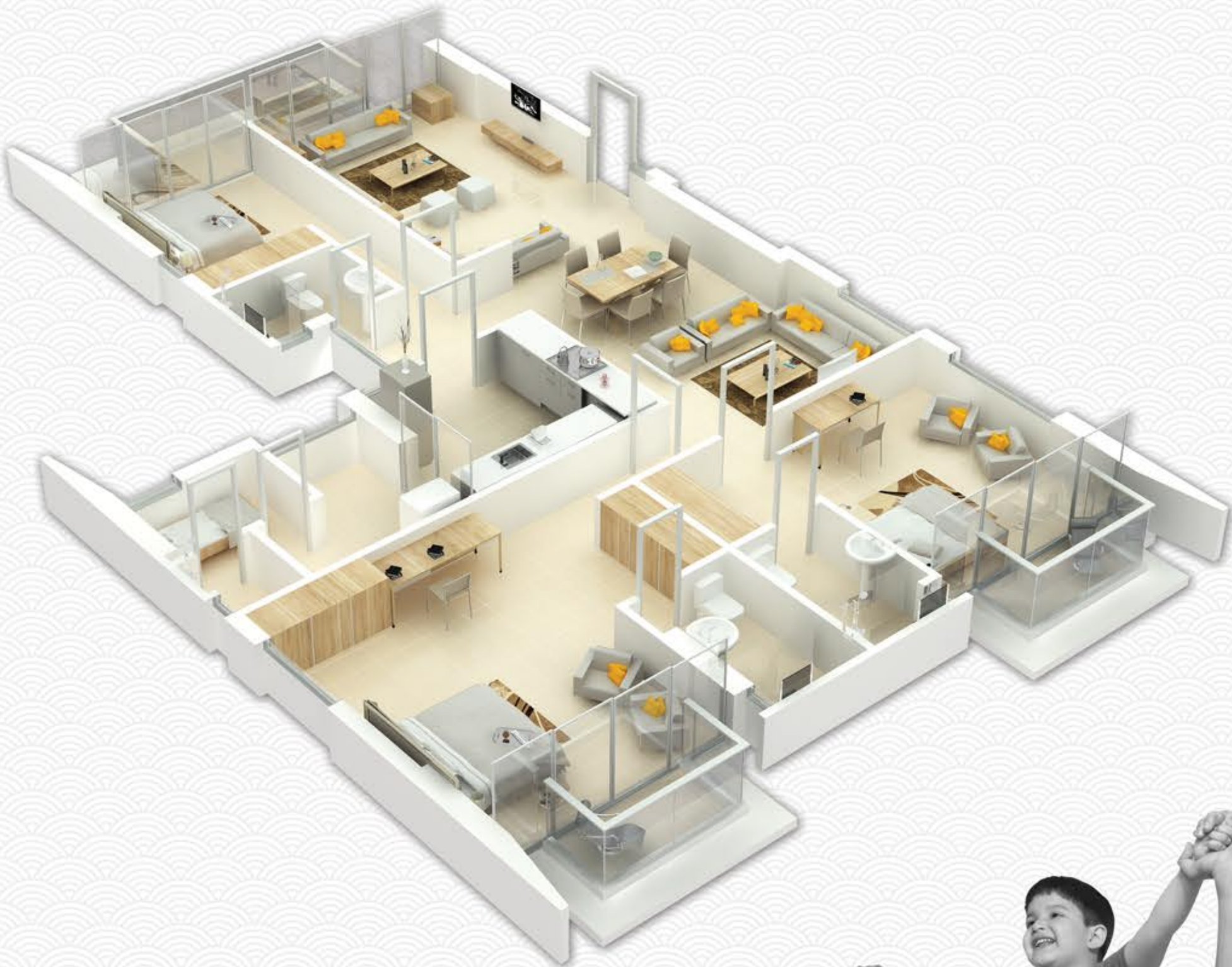
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



ISOMETRIC VIEW

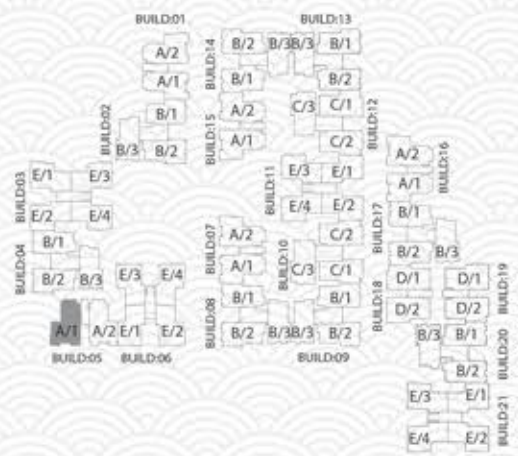


FLAT-A BUILDING 5

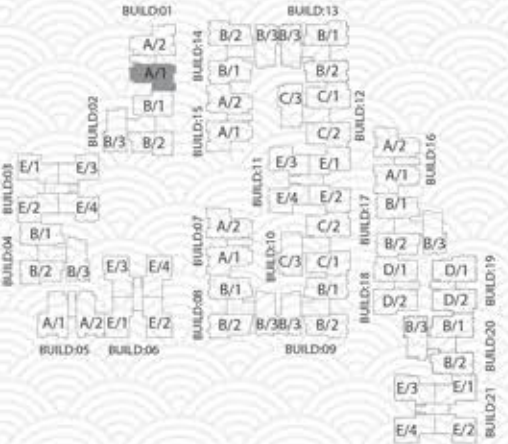


FLOOR PLANS

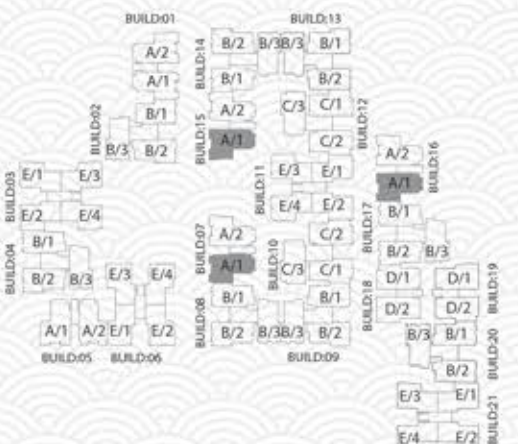
FLAT A / 1
TYPICAL 1ST to 9TH FLOOR
BUILDING 05 | BHK 3
2235 SQFT



FLAT A / 1
TYPICAL 1ST to 9TH FLOOR
BUILDING 01 | BHK 3
2235 SQFT



FLAT A / 1
TYPICAL 1ST to 9TH FLOOR
BUILDING 07, 15, 16 | BHK 3
2235 SQFT



FLOOR PLANS



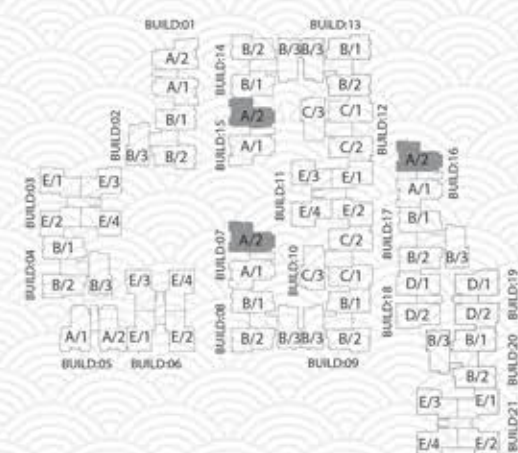
FLAT A/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 05 | BHK 3
2235 SQFT



FLAT A/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 01 | BHK 3
2235 SQFT

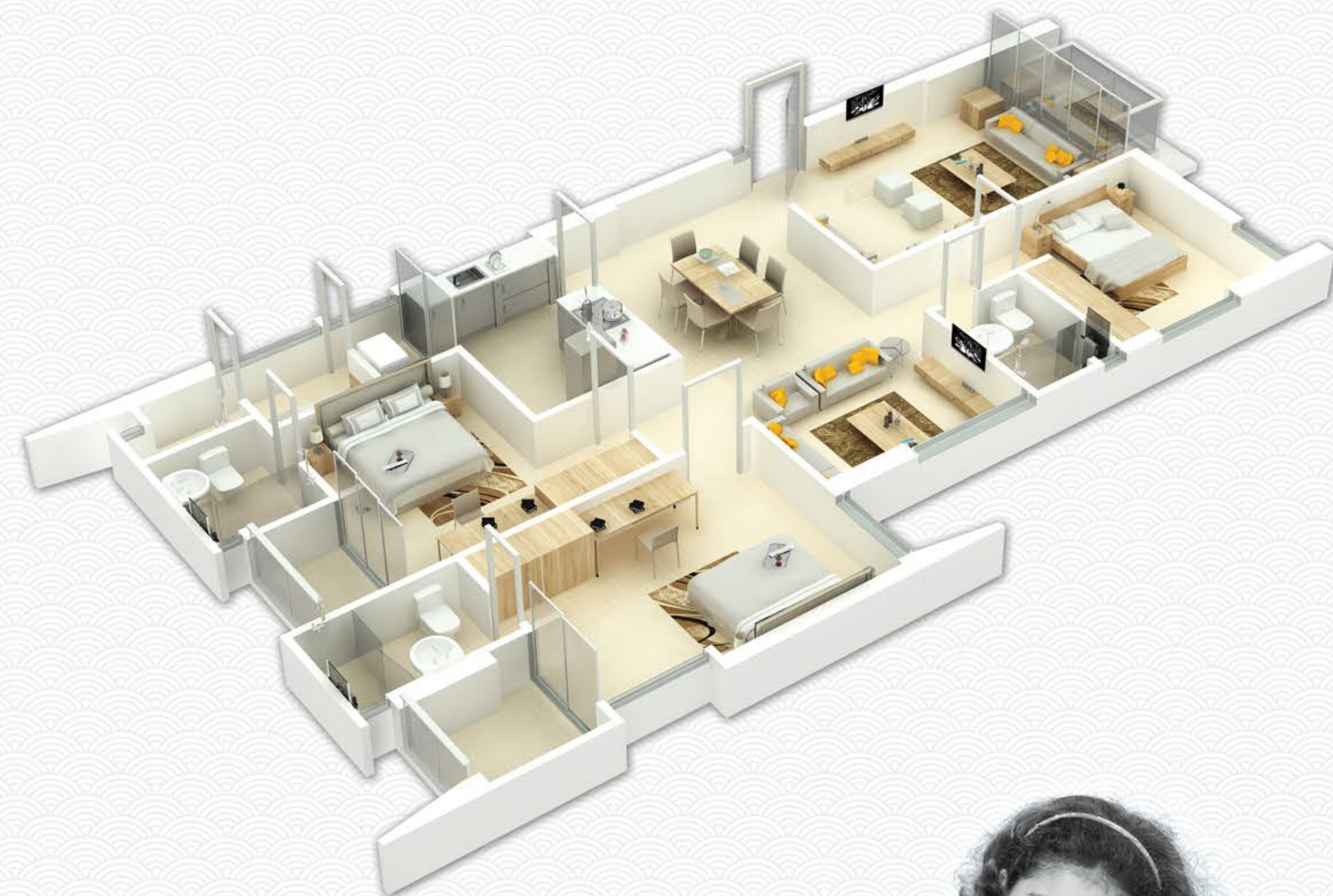


FLAT A/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 07, 15, 16 | BHK 3
2235 SQFT



GATE VIEW

ISOMETRIC VIEW



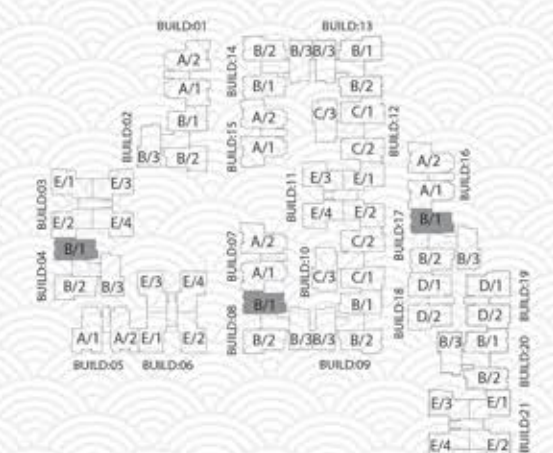
FLAT-B BUILDING 4



FLOOR PLANS



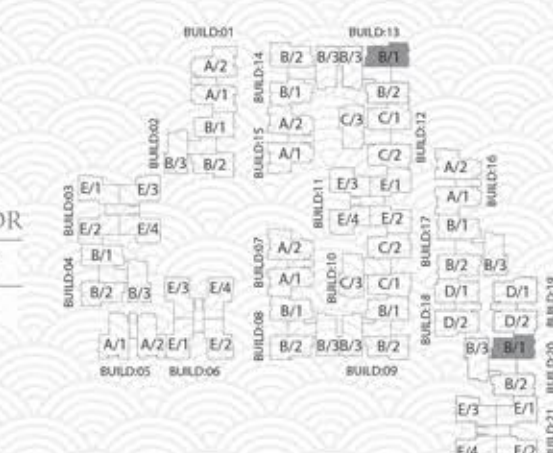
FLAT B/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 04, 08, 17 | BHK 3
2025 SQFT



FLAT B/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 02, 09 | BHK 3
2025 SQFT



FLAT B/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 13, 20 | BHK 3
2025 SQFT



FLAT B/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 14 | BHK 3
2025 SQFT



FLOOR PLANS



FLAT B/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 04, 08, 17 | BHK 3
2025 SQFT



FLAT B/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 02, 09 | BHK 3
2025 SQFT



FLAT B/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 13, 20 | BHK 3
2025 SQFT



FLAT B/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 14 | BHK 3
2025 SQFT



FLAT B/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 04, 08, 17 | BHK 3
2025 SQFT



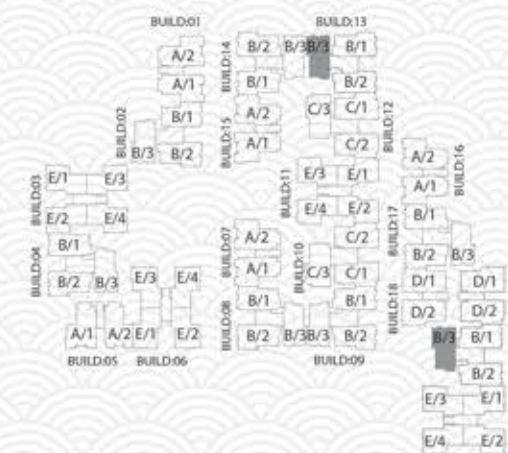
FLOOR PLANS



FLAT B/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 04, 08, 17 | BHK 3
2025 SQFT



FLAT B/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 13, 20 | BHK 3
2025 SQFT



FLAT B/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 02, 09 | BHK 3
2025 SQFT



FLAT B/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 14 | BHK 3
2025 SQFT



ISOMETRIC VIEW



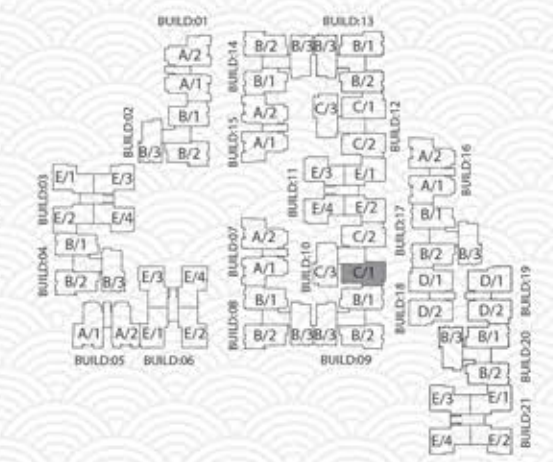
FLAT-C BUILDING 12



FLOOR PLANS



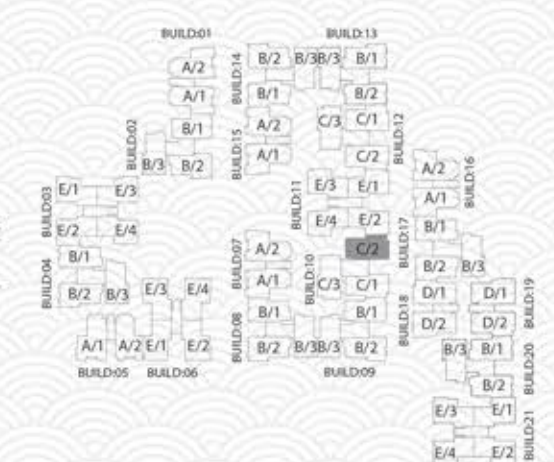
FLAT C/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 10 | BHK 3
2040 SQFT



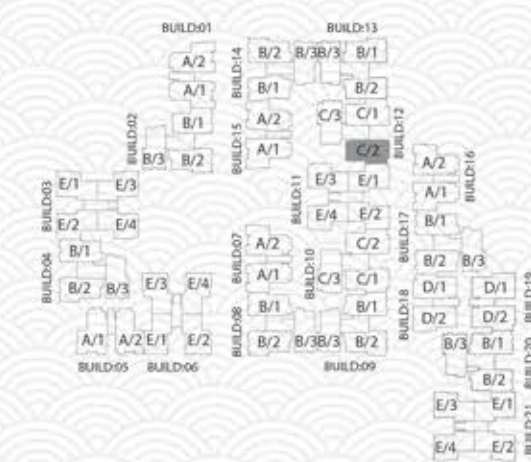
FLAT C/1
TYPICAL 1ST TO 10TH FLOOR
BUILDING 12 | BHK 3
2040 SQFT



FLAT C/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 10 | BHK 3
2040 SQFT



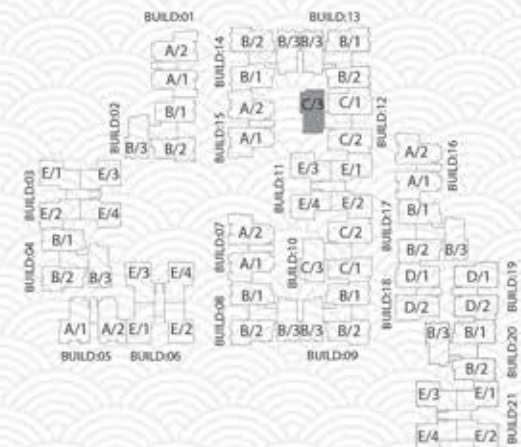
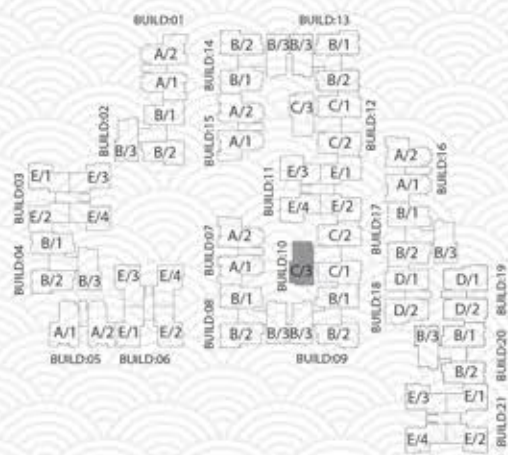
FLAT C/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 12 | BHK 3
2040 SQFT



FLOOR PLANS



FLAT C/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 10 | BHK 3
2040 SQFT



FLAT C/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 12 | BHK 3
2040 SQFT



SIDE VIEW

ISOMETRIC VIEW



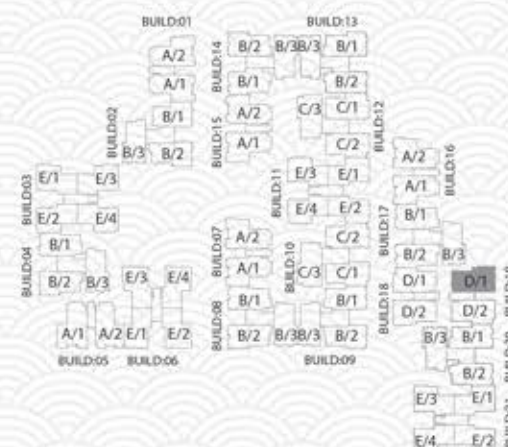
FLAT-D BUILDING 18



FLOOR PLANS



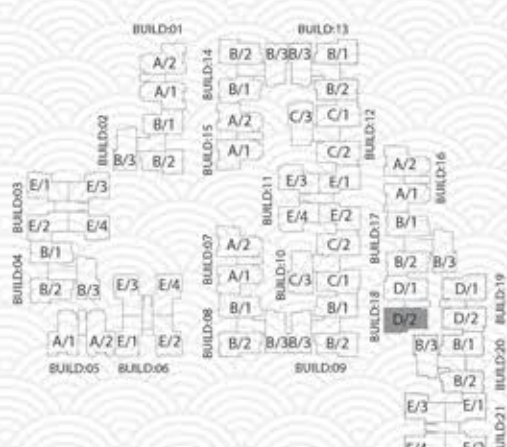
FLAT D/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 18 | BHK 3
2020 SQFT



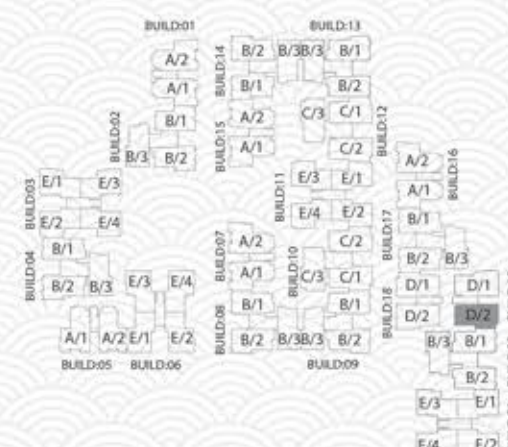
FLAT D/1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 19 | BHK 3
1975 SQFT



FLAT D/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 18 | BHK 3
2020 SQFT



FLAT D/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 19 | BHK 3
1975 SQFT



ISOMETRIC VIEW

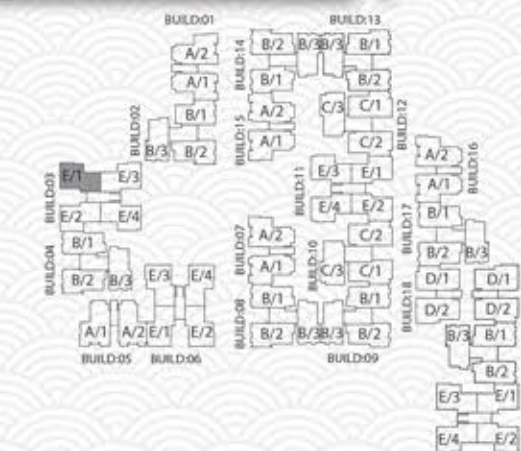
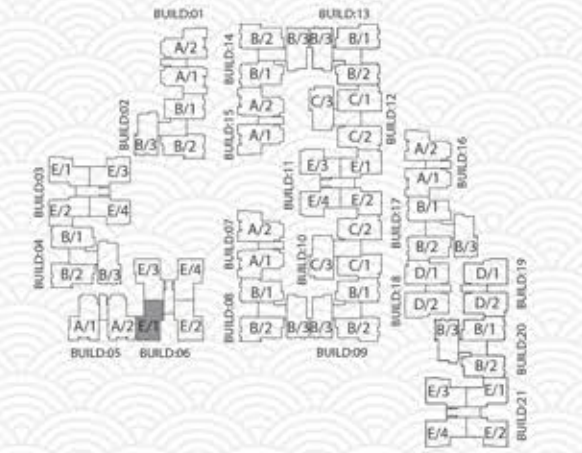
FLOOR PLANS



FLAT-E BUILDING 6



FLAT E / 1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 6 | BHK 3
1865 SQFT



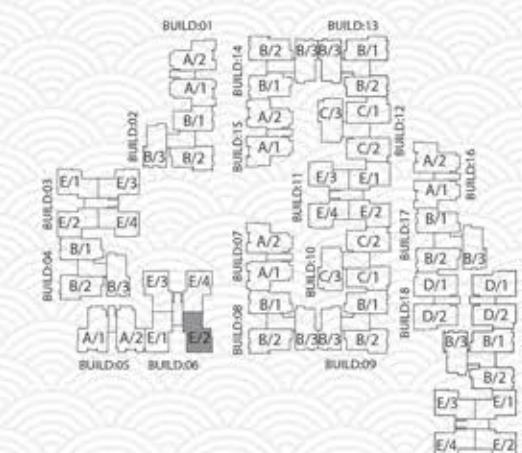
FLAT E / 1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 3 | BHK 3
1865 SQFT



FLAT E / 1
TYPICAL 1ST TO 9TH FLOOR
BUILDING 11, 21 | BHK 3
1865 SQFT



FLAT E / 2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 6 | BHK 3
1865 SQFT

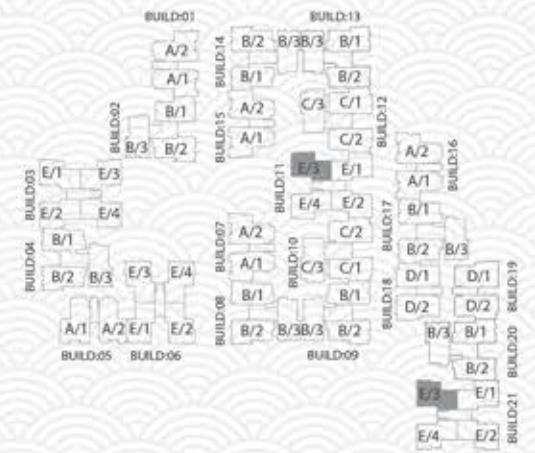




FLAT E/2
TYPICAL 1st to 9th FLOOR
BUILDING 3 | BHK 3
1865 SQFT



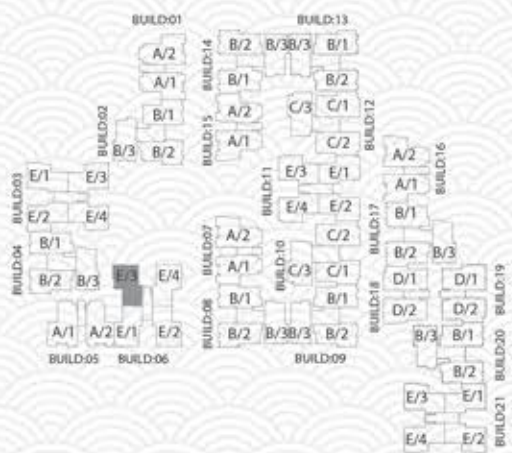
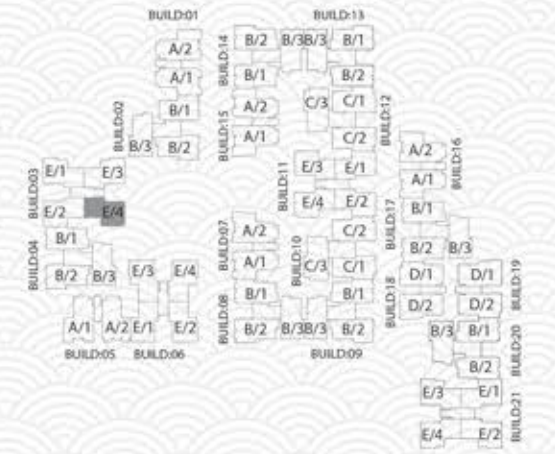
FLAT E/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 11, 21 | BHK 3
1865 SQFT



FLAT E/2
TYPICAL 1ST TO 9TH FLOOR
BUILDING 11, 21 | BHK 3
1865 SQFT



FLAT E/4
TYPICAL 1ST TO 9TH FLOOR
BUILDING 6 | BHK 3
1865 SQFT



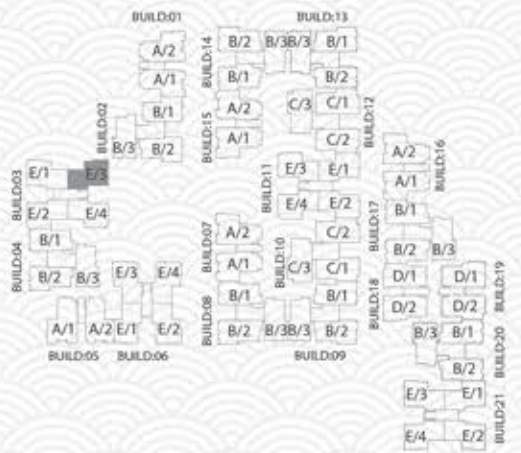
FLAT E/3
TYPICAL 1ST TO 9TH FLOOR
BUILDING 6 | BHK 3
1865 SQFT



FLAT E/4
TYPICAL 1ST TO 9TH FLOOR
BUILDING 3 | BHK 3
1865 SQFT



FLAT E/3
TYPICAL 1ST TO 10TH FLOOR
BUILDING 3 | BHK 3
1865 SQFT



FLAT E/4
TYPICAL 1ST TO 9TH FLOOR
BUILDING 11, 21 | BHK 3
1865 SQFT





BED ROOM

BUILDING ENTRANCE

THE MAIN ENTRANCE OF THE BUILDING COMPLEMENTED BY A SECURED DECORATIVE GATE WITH LAMP POST; AND THE **RUPAYAN** GRAND INTRODUCES ONE TO RARE GRANDEUR SPACIOUS DRIVE WAY, SECURITY PROVISION FOR CONTROL OF INCOMING AND OUTGOING PERSONS, VEHICLES, GOODS ETC.

STAIR LIFT LOBBY

GROUND FLOOR LIFT LOBBY & LIFT WALL WILL BE FINISHED WITH MARBLE AND OTHER FLOOR LIFT LOBBY, STAIR & LIFT WALL TO BE FINISHED WITH MIRROR POLISH TILES. [AS PER RHEL STANDARD]

CAR PARKING

RESERVED CAR PARKING IN COVERED & PROTECTED GROUND FLOOR FOR RESIDENTS WITH COMFORTABLE DRIVEWAY, DRIVER'S WAITING ROOM.

LIFT

INTERNATIONAL STANDARD PASSENGER LIFTS IN EACH APARTMENT BUILDING FROM REPUTED INTERNATIONAL MANUFACTURERS. LIFTS TO HAVE ADEQUATE LIGHTING, WELL FINISHED DOORS AND CABIN WITH EMERGENCY ALARM.

GENERATOR

INTERNATIONAL STANDARD STAND-BY GENERATOR OF REQUIRED CAPACITY TO PROVIDE BACKUP POWER FOR OPERATING THE LIFT, WATER PUMPS, 3 (THREE) LIGHTS AND 2 (TWO) FANS INCLUDING TV & FRIDGE IN CASE OF POWER FAILURE. AUTO MAINS FAILURE (AMF) CONTROL PANEL & AUTO TRANSFER SWITCH (ATS) IN GENERATOR FOR INSTANTANEOUS SWITCH-OVER TO GENERATE POWER IN CASE OF POWER FAILURE.

WATER RESERVOIR / WATER PUMPS

LARGE UNDER GROUND WATER RESERVOIR AND ROOF TOP WATER TANK TO HOLD SUFFICIENT QUANTITY OF WATER.

GARDEN

EXCLUSIVE & SPLENDID GARDEN IN GROUND FLOOR WITH DECORATIVE LIGHTING.

ROOF TOP

AN AVERAGE OF MINIMUM 4" THICK LIME TERRACING WILL BE DONE ON ROOF APPLYING SPECIAL TREATMENT FOR BETTER THERMAL INSULATION. PROPER SLOPE WILL BE MAINTAINED TO PROTECT THE ROOF FROM DAMPNES. PROTECTIVE GLASS PARAPET WALL WILL BE PROVIDED AT SUITABLE LOCATIONS.

ELECTRICITY SUPPLY

ELECTRICITY SUPPLY FROM DESA / DPDC SOURCE OR OWN SOURCE AS PER GOVERNMENT RULES.

WATER SUPPLY

WATER SUPPLY CONNECTIONS FROM WASA OR DEEP TUBE WELL SUFFICIENT AS PER TOTAL CALCULATED CONSUMPTION.

SEWAGE SYSTEM

INTEGRATED SEWAGE SYSTEM PLANNED FOR TOTAL AREA.

GAS SUPPLY

GAS PIPELINE CONNECTION FROM TITAS DISTRIBUTION SYSTEM AS PER GOVERNMENT RULES TOTAL CALCULATED CONSUMPTION WITH ADEQUATE SAFETY MEASURES INCORPORATED.



LIVING ROOM

FLOOR

FLOORS TO BE FINISHED WITH IMPORTED MIRROR POLISH (24" X24") TILES. [AS PER RHEL STANDARD]

PAINTING

SMOOTH FINISH AND SOFT COLORED PLASTIC PAINT ON ALL WALLS AND CEILING. WEATHER COAT / MASTER COAT WILL BE PROVIDED IN EXTERNAL WALLS. BATHROOM CEILING WILL BE PAINTED WITH PAINT MATCHED WITH THE BATHROOM TILES. WINDOW GRILL WILL BE PAINTED WITH ENAMEL PAINT. (BERGER OR EQUIVALENT).

MAIN DOOR

BOTH FRAME AND SHUTTER WILL BE OF SEASONED TEAK WOOD WELL DESIGNED AND DECORATIVE WITH DOOR CHAIN, CHECK VIEWER, DOOR KNOCKER & APARTMENT NUMBER PLATE.

BED DOOR

DOOR FRAME WILL BE OF SEASONED TEAK CHAMBLE WOOD AND FLASH DOOR SHUTTER WITH FRENCH POLISH.

WINDOW

SLIDING WINDOWS WITH 5MM THICK TINTED / CLEAR GLASS COMPLETE WITH MOHAIR LINING AND RAIN WATER BARRIER IN 4" ALUMINUM SECTIONS WITH LOCKING SYSTEM AND MOSQUITO NET. SAFETY GRILLS IN WINDOWS.

CABLE CONNECTION

CABLE TV PROVISION IN MASTER BEDROOMS, LIVING & FAMILY LIVING ROOM.

TELEPHONE CONNECTION

TELEPHONE CONNECTION POINTS, IN MASTER BEDROOM, LIVING ROOM.

INTERNET CONNECTION

INTERNET CABLE LINE PROVISION IN MASTER BED ROOMS, CHILD BED ROOM, LIVING & FAMILY LIVING ROOM.

INTERCOM

INTERCOM SYSTEM WITH CONNECTION TO CONCIERGE DESK.

BATHROOM FEATURES

DOOR

DOOR FRAME WILL BE OF SEASONED TEAK CHAMBLE WOOD AND SHUTTER WILL BE OF SOLID WOOD.

SANITARY WARES

IMPORTED SANITARY WARES FROM INTERNATIONALLY REPUTED MANUFACTURERS. [AS PER RHEL STADARD]

BATHROOM FITTING

IMPORTED BATHROOM FITTINGS. [AS PER RHEL STANDARD]

WALL

FOREIGN CERAMIC GLAZED WALL TILES UP TO 7" HEIGHT (CHINA). [AS PER RHEL STANDARD]

FLOOR

FOREIGN FLOOR TILES (CHINA). [AS PER RHEL STADARD]

BATHTUB

1(ONE) IMPORTED BATHTUB IN MASTER BATHROOM. [AS PER RHEL STADARD]

....
GENERAL
SPECIFICATIONS





GAZEBO

BASIN

CABINET BASIN IN ALL BATHROOMS EXCEPT SERVANT TOILET.

MIRROR

MIRRORS IN ALL BATHROOMS WITH OVERHEAD LAMPS EXCEPT SERVANT TOILET.

MAID'S TOILET

RAK OR EQUIVALENT FLOOR AND WALL TILES WITH LOCAL MADE COMMODE, BASIN SET.

WATER LINE

HOT AND COLD WATER LINES IN MASTER & CHILD BATHROOMS.

KITCHEN FEATURES

DOOR

DOOR FRAME WILL BE OF SEASONED TEAK CHAMBLE WOOD AND SHUTTER WILL BE OF SOLID WOOD.

PLATFORM

IMPRESSIVELY DESIGNED PLATFORM WITH MARBLE / GRANITE WORKTOP.

BURNER

DOUBLE BURNER GAS OUTLET.

WALL

FOREIGN CERAMIC GLAZED WALL TILES FULL HEIGHT (CHINA). [AS PER RHEL STANDARD]

FLOOR

FLOORS IN 24"X24" MIRROR POLISH TILES (CHINA). [AS PER RHEL STANDARD]

WATER LINE

HOT AND COLD WATER LINES.

SINK

ONE DOUBLE BOWL STAINLESS COUNTER-TOP STEEL SINK WITH MIXER. [AS PER RHEL STANDARD]

WASHING AREA

WASHING AREA TO BE COVERED WITH TILES.

KITCHEN HOOD

PROVISION FOR KITCHEN HOOD.

EXHAUST FAN

EXHAUST FAN WILL BE PROVIDED.

COMMUNITY BLOCK

COMMUNITY BUILDINGS WILL BE OPERATED BY THIRD PARTY SELECTED BY RUPAYANHOUSING ESTATE LTD.

....
GENERAL
SPECIFICATIONS



SWIMMING POOL VIEW

STRUCTURAL AND ENGINEERING FEATURES

STRUCTURAL DESIGN PARAMETERS BASED ON CODES OF AMERICAN CONCRETE INSTITUTE (ACI), AMERICAN STANDARDS OF TESTING MATERIAL (ASTM) AND BANGLADESH NATIONAL BUILDING CODE (BNBC-93).

STRUCTURAL ELEMENTS DESIGNED AND DETAILED FOR WIND AND EARTHQUAKE FORCES AS RECOMMENDED IN BNBC FOR DIFFERENT AREAS AND ZONES.

SUB-SOIL INVESTIGATION AND TESTING FOR SOIL PARAMETERS DONE THROUGH EXPERIENCED AND REPUTED FIRM AND ANALYZED BY QUALIFIED GEOTECHNICAL ENGINEERS.

STRUCTURAL DESIGNS DONE BY PROFESSIONAL STRUCTURAL DESIGNERS AND COMPREHENSIVELY CROSS CHECKED BY OUR IN HOUSE STRUCTURAL CONSULTANT.

CONSTRUCTION WORKS ALWAYS DONE WITH OUR OWN HIGHLY EXPERIENCED ENGINEERS AND GROUP OF WELL EXPERIENCED TECHNICAL TEAM.

MAJOR STRUCTURAL MATERIALS

CEMENT : PORTLAND COMPOSITE CEMENT OR ORDINARY PORTLAND CEMENT FROM ANY REPUTED MANUFACTURER.

STEEL : 60 GRADE DEFORMED STEEL FROM WELL RECOGNIZED STEEL MANUFACTURER.

AGGREGATES : STONE CHIPS IN R.C.C WORK (AS PER DESIGN SPECIFICATION).

BRICKS : 1ST CLASS BRICKS.

SAND : 2.25-2.5 MM COARSE SAND FOR CONCRETE. 1.2-1.5 MM MEDIUM SAND FOR BRICK WORK & PLASTER.

ALL STRUCTURAL MATERIALS INCLUDING STEEL, CEMENT, BRICKS, SYLHET SAND & OTHER AGGREGATES ETC. OF THE HIGHEST STANDARD AND SCREENED FOR QUALITY INCLUDING LABORATORY TESTING.

DIRECT SUPERVISION AT EVERY STAGE OF CONSTRUCTION BY TEAM OF EXPERIENCED AND QUALIFIED CIVIL ENGINEERS TO ENSURE HIGHEST QUALITY WORKMANSHIP.

THE QUALITY CONTROL OF MATERIALS AND CONSTRUCTION TECHNIQUES INDEPENDENTLY CHECKED BY THE QUALITY CONTROL (QC) DEPARTMENT OF OUR COMPANY.

THE TESTING OF ALL MATERIALS PERFORMED REGULARLY AND AS PER THE RECOMMENDATION OF CODE FROM BUET, DHAKA.

ALL OTHER RELATED WORKS FINISHING AND COMPLETION OF BUILDINGS DONE BY OWN ARCHITECTS ALONG WITH THE CONSULTING FIRM.

ELECTRICAL

FOREIGN ELECTRICAL SWITCHES, SOCKET & OTHER FITTING FIXTURES (LEGRAND / MK / HAGER / HAVELS OR EQUIVALENT).

FOREIGN ELECTRICAL CIRCUIT BREAKERS AS REQUIRED ACCORDING TO DRAWING (LEGRAND / SIEMENS / HAGER / HAVELS OR EQUIVALENT).

INDEPENDENT ELECTRIC METER & ELECTRICAL DISTRIBUTION BOX WITH MAIN CIRCUIT BREAKER IN APARTMENT.

CONCEALED ELECTRICAL WIRING (BRB / CITIZEN / EASTERN CABLES / PARADISE CABLES).

PROVISION OF AIR CONDITIONER IN MASTER BEDROOM, CHILD BEDROOMS, GUEST BED ROOM.

INTERNATIONAL STANDARD STAND-BY GENERATOR OF REQUIRED CAPACITY TO PROVIDE BACKUP POWER.

PLUMBING

ALL PIPES CONCEALED IN DUCTS.

WATER SUPPLY LINES WITH SUPERIOR QUALITY G.I. PIPES OR IMPORTED PPR PIPES.

SEWERAGE LINES WITH BEST QUALITY UPVC PIPES AND UPVC FITTINGS.

RAIN WATER AND WASTE WATER LINES ARE PVC PIPES.

GAS LINES WITH SUPERIOR QUALITY G.I. PIPES.

BEST QUALITY WATER PUMPS (PEDROLLO / EQUIVALENT).



KID'S PLAY AREA

SECURITY FEATURES

CCTV MONITORING INSTALLED ALL AROUND THE COMPLEX.
MONITORING ROOM TO CONTROL ALL INCOMING & OUTGOING PERSONS, VEHICLES & GOODS.

BUILDING UTILITY SERVICES

WATER TREATMENT PLANT

24 HOURS UNINTERRUPTED SUPPLY OF CLEAN WATER WHICH HAS BEEN PROCESSED THROUGH WATER TREATMENT PLANT IS IN ACCORDANCE WITH THE WORLD HEALTH ORGANIZATION (WHO) STANDARDS. HOT AND COLD WATER TO BE SUPPLIED THROUGH CPVC PIPES.

WATER RECYCLING

THERE WILL BE A SEWAGE TREATMENT PLANT FOR TREATMENT OF SEWAGE & SULLAGE WASTE. THE PLANT SHALL COMPRISE OF PRELIMINARY, SECONDARY (CHEMICAL & BIOLOGICAL) AND TERTIARY TREATMENT UNITS. THE STP TREATED WATER SHALL BE REUSED IN FLUSHING (WC), LANDSCAPING AND ROAD WASHING PURPOSE AS MAXIMUM AS POSSIBLE AND THOSE BY MAKING THE BUILDING ZERO SEWAGE DISCHARGE BUILDING.

WATER HARVESTING

RAIN WATER DRAINAGE SYSTEM FROM THE ROOF TERRACE TO BE DISCHARGED TO HARVESTING TANK THERE AFTER THE SAME STORAGE WATER SHALL BE RE-USED FOR GARDENING PURPOSE. SURFACE RAIN WATER AT GROUND LEVEL AND VARIOUS LEVELS OF THE BUILDING, INCLUDING BALCONY DRAINS, PLANTER DRAINS AND FOUNTAIN DRAINS TO BE DISCHARGED TO THE LOCAL AUTHORITY STORM WATER DRAINAGE SYSTEM.

FIRE FIGHTING

ADEQUATE FIRE FIGHTING EQUIPMENT AND FIRE ALARM SYSTEM WILL BE INSTALLED TO PROTECT AGAINST THE HAZARDS OF FIRE. FIRE DETECTION AND FIRE FIGHTING SYSTEMS WILL BE INSTALLED AS PER THE GUIDELINES OF THE FIRE AND EMERGENCY SERVICES.

FIRE ALARM SYSTEM WITH HEAT AND SMOKE DETECTORS INSTALLED AT EVERY LEVEL ALONG WITH EVERY COMMON AREA.

WATER HOSE REELS CONVENIENTLY PLACED AT EVERY FLOOR WITH CONNECTION TO THE MAIN WATER LINE TO ENSURE THE AVAILABILITY OF WATER ALL TIMES.

FIRE EXTINGUISHER AT EVERY FLOOR.

FREE PASSAGE LEADING TO EMERGENCY EXIT STAIRCASE WITH PROTECTED DOORS.

OPTIONAL FEATURES

VARIOUS INTERIOR DESIGNING, ADDITIONAL FITTINGS AND FIXTURES AS PER CHOICE OF BUYER MAY BE ARRANGED AT OWN COST BASIS AFTER THE APPROVAL OF THE COMPANY.

THE SKYLINE OF EXCELLENCE

RUPAYAN
GROUP
Committed to touch your imagination



RUPAYAN Art View **RUPAYAN** Housing Estate Ltd **RUPAYAN** Land Development Ltd **RATUL** Properties Ltd **RUPAYAN** Holdings **RAMBO** Fabrics **RUPAYAN** Port & Logistic Services Ltd **RUPAYAN** Trade International Ltd **RUPAYAN** Power Ltd

RUPAYAN Hotels & Resorts Ltd **RUPAYAN** Construction Ltd **RUPAYAN** Welfare Trust **RUPAYAN** Trust (CSR) **RUPAYAN** Dredging Ltd **RUPAYAN** Design & Interior Service **RATUL** Media and Communication Ltd (DESH RADIO) **RUPAYAN** University **RUPAYAN** Footwear & Fashion Ltd **RUPAYAN** LP Gas & Petroleum Ltd

RUPAYAN

Housing Estate Ltd

Email : rhcl@rupyangroup.com

RUPAYAN HOUSING ESTATE LTD. IS NOT ONLY A NAME IN THE REAL ESTATE ARENA. BUT AN IDEA AND DREAM OF THOUSANDS...LIKE YOU AND MILLIONS OF OTHER PROSPECTS AT HOME AND ABROAD. FOR MANY YEARS **RUPAYAN** HOUSING ESTATE LTD. HAS BEEN SERVING THE PEOPLE OF BANGLADESH BY CONSTRUCTING QUALITY APARTMENTS AND COMMERCIAL PROJECTS. **RUPAYAN** HOUSING ESTATE LTD. IS DEDICATED TO BUILD TRUST & A VERY CLOSE RELATIONSHIP WITH ITS CLIENT BASE. ONE CAN EASILY RELY ON **RUPAYAN** HOUSING ESTATE LTD. FOR ITS QUALITY AND COMMITMENT. UNLIKE OTHER REAL ESTATE COMPANIES **RUPAYAN** HOUSING ESTATE LTD. HAS VERY STRONG FINANCIAL SUPPORT & EXPERTISE, WHICH GIVES YOU THE MIGHTY BUILDINGS, YOUR "DREAM HOME" AND "BUSINESS SPACE" IN THE MOST ATTRACTIVE LOCATIONS OF DHAKA METROPOLITAN CITY, PORT CITY CHITTAGONG, SYLHET, COMILLA AND OTHER PARTS OF THE COUNTRY. CONSTRUCTING HIGH-RISE BUILDINGS, RESIDENTIAL APARTMENTS, TOWNSHIPS, COMPLEXES, COMMERCIAL FACADES AND MANY MORE.

RUPAYAN

Land Development Ltd

Email : rldl@rupyangroup.com

RUPAYAN LAND DEVELOPMENT LTD. (RLDL) STARTED ITS JOURNEY ON 15 JULY 2009 WITH THE VISION TO EXCEL IN LAND DEVELOPMENT BUSINESS AND TO ESTABLISH RLDL AS A BRAND NAME AT HOME AND ABROAD BY ENSURING EVEN GROWTH OF THE COMPANY AND PROVIDING MAXIMUM SECURITY TO THE CUSTOMERS. IT PRODUCES PRODUCTS FOR ALL TYPES OF CLIENTS FROM LOW EARNING TO HIGH PROFILE PEOPLE WITH A VIEW TO INCREASING SALES FOLLOWING THE PRINCIPLE OF 'MINIMUM INVESTMENT : MAXIMUM PROFIT' FOR THE CLIENTS. BEING PERSISTENT TO ITS GOALS AND OBJECTIVES, THE COMPANY IS NOW OFFERING AS MANY AS 15 PROJECTS THROUGHOUT THE COUNTRY. THE ONGOING PROJECTS INCLUDE : **RUPAYAN** SHOPNO NIBASH & **RUPAYAN** ABASHON -I AT JAMGORAH, AHSULIA; **RUPAYAN** VALLEY-I AT DEMRA, DHAKA; **RUPAYAN** GARDEN AT SAVAR, DHAKA; **RUPAYAN** MOHANOGOR AT SYLHET; **RUPAYAN** MAYNAMATI NOGOR AT COMILLA; AND BEACH VIEW AT INANI, COX'S BAZAR. THE UPCOMING PROJECTS ARE **RUPAYAN** KEYAIN AT SIRAJDIKHAN, MUNSHIGANJ; **RUPAYAN** PURBACHAL AT KALIGANJ, GAZIPUR; **RUPAYAN** PITOLGANJ AT RUPGONJ, NARAYANGONJ; **RUPAYAN** KUAKATA AT KOLAPARA, PATUAKHALI; **RUPAYAN** 3 CHEPOTKHALI AT INANI, COX'S BAZAR **RUPAYAN** NUNERTEK AT SONARGAON, NARAYANGONJ AND **RUPAYAN** BERAID, AT BADDA, DHAKA.

RUPAYAN

Hotels & Resorts Ltd.

RUPAYAN HOTELS & RESORTS LTD. IS AN INITIATIVE OF THE GROUP IN THE DIRECTION OF FACILITATING BOTH INTERNAL & FOREIGN TOURISTS AS WELL AS CORPORATE INMATES TO MAKE THEIR STAY IN THIS BEAUTIFUL LAND MEMORABLE. PLANNED AT COX'S BAZAR. **RUPAYAN** HOTELS AND RESORTS AIMS TO ARRANGE FOR LODGING PROVIDING TOURISM STAY AND MID-DESTINATION STOPOVERS WITH WORLD-CLASS ACCOMMODATION AND REFRESHMENT SERVICES.

RATUL

Properties Ltd

Email : rpl@rupyangroup.com

TYPE OF BUSINESS: REAL ESTATE TRADING (READY/UNDER CONSTRUCTION FLATS, OFFICE SPACE & PLOTS SALE AND BUY). **RATUL** PROPERTIES LTD. IS ONE OF THE FLAGSHIP SISTER CONCERNS OF **RUPAYAN** GROUP. **RATUL** PROPERTIES LTD. HAS ITS OWN IDENTITY & BUSINESS MODEL. **RATUL** PROPERTIES LTD'S MAIN CONSIDERATION IS TO MINIMIZE THEIR CUSTOMER HASSLES AND GIVE THEM MAXIMUM SUPPORT REGARDING READY FLATS, PLOTS & COMMERCIAL SPACE ETC. **RATUL** PROPERTIES LTD. HAS BEEN THE PIONEER IN THE SECONDARY PROPERTY PENETRATING MARKETS, MAKING PROPERTY TO BE BOUGHT AND SOLD INSTANTLY WITH CONVENIENT PRICE, GIVING AFFORDABILITY WITH A NEW DIMENSION. IT HOPES TO SATISFY ITS CUSTOMERS WITH BETTER QUALITY LIVING ENVIRONMENT IN FRIENDLY LOCATIONS.

RUPAYAN

Port & Logistic Services Ltd

Email : r.port@rupyangroup.com

RUPAYAN GROUP IS DEVELOPING THE FIRST CONTAINER HANDLING RIVER PORT IN BANGLADESH. **RUPAYAN** WILL BE THE FORE RUNNER IN PRIVATE SECTOR TO START THE PORT. THE PORT WILL CONNECT THE SEA PORTS OF THE COUNTRY WITH THE MAIN INDUSTRIAL HUB AROUND THE CAPITAL CITY DHAKA ELIMINATING THE DEPENDENCY ON THE ROAD & RAIL. THE PORT IS BEING DEVELOPED WITH THE TECHNICAL ASSISTANCE FROM SEA PORT INNOVATION OF DENMARK. THE PORT IS UNDER CONSTRUCTION ON A LAND OF 30 ACRES AREA ON THE BANK OF RIVER SHITALAKHYA, TWO KILOMETERS FROM DHAKA-CHITTAGONG HIGH WAY. IN SPITE OF HAVING SUBSTANTIAL WATER WAYS CONNECTING THE COUNTRY'S MAIN ECONOMIC ZONE WITH THE TWO SEA PORTS, BANGLADESH TILL DATE HAS NO INLAND RIVER PORTS OR BASIC INFRASTRUCTURE TO HANDLE CONTAINERIZED TRANSPORTATION OF GOODS THROUGH INLAND WATER WAYS AND AS A RESULT THE COUNTRY'S EXPORT/IMPORT TRADE IS DEPRIVED FROM THE MOST ECONOMIC AND ECO-FRIENDLY MODE OF INLAND TRANSPORTATION, DIRECTLY AFFECTING THE VIABLE PRICING OF GOODS, CONSIDERING THE FACT THE CHAIRMAN OF **RUPAYAN** GROUP, L. A. MUKUL, HAS DECIDED TO DIVERSIFY HIS BUSINESS & EMBARK UPON TO DEVELOP THE FIRST INLAND CONTAINER TERMINAL (LCT) IN THE PRIVATE SECTOR. THE CAPACITY OF THE PORT WILL BE 390000 TEUS PER YEAR WHICH WILL BE REACHED IN PHASES. IT WILL HAVE FULL IN-HOUSE CUSTOMS FACILITY. THE CUSTOMER WILL ENJOY ALL MODERN FACILITIES IN THE PORT AND PROMPT SERVICE FOR IMPORT & EXPORT OF GOODS TO AND FROM BANGLADESH. ALL PHYSICAL STRUCTURES LIKE JETTY, CONTAINER YARD, CFS, ADMIN BUILDING ETC ARE UNDER CONSTRUCTION AND THE MANAGEMENT IS WORKING HARD TO BRING THE PORT IN TO OPERATION BY MID OF 2016.

RUPAYAN Centre

(3rd, 4th, 5th, 6th, 7th, 9th, 13th, 14th, 17th, 18th & 21st Floor) 72, Mohakhali C/A, Dhaka - 1212

info@rupyangroup.com
www.rupyangroup.com



NOT JUST ARCHITECTURE, IDEAS FOR A BETTER LIFE.

FOYEZ ULLAH, ARCHITECT, VOLUMEZERO LTD.

MOHAMMAD FOYEZULLAH

BARCH, MARCH, MIAB, ASSOC AIA

MOHAMMAD FOYEZ ULLAH IS DISTINGUISHED AS BEING ONE OF THE MOST PREEMINENT ARCHITECTS OF BANGLADESH. FROM THE ENLIGHTENING SCOPE OF ACADEMICS TO THE CORPORATE REALM, ESTABLISHING A NICHE FOR HIMSELF HAD BEEN HIS ARDENT ENDEAVOR. HIS ACADEMIC ACHIEVEMENTS INCLUDE DISTINCTIONS IN HIS BARCH AND THE "AHSANUR RAHMAN GOLD MEDAL" IN MASTERS FROM BUET. AS AN EDUCATOR HE HAS INSPIRED STUDENTS AROUND BUET, BRACU, NSU AND UAP. AS JURORS FOR COUNTLESS ARCHITECTURAL COMPETITIONS HE CONTINUES TO CONTRIBUTE TOWARDS APPRECIATION FOR ARCHITECTURE IN ITS QUINTESSENTIAL FORM. AS CO-FOUNDER OF VISTAARA ARCHITECTS (1994-2008), HIS NOTEWORTHY CONTRIBUTIONS INCLUDE BASHUNDHARA CITY, UTC, THE WESTIN, GP HOUSE, PICL BHABAN, SHANTA WESTERN TOWER AND MANY DIVERSE BUILDING TYPOLOGIES. AWARDS AND ACCOLADES FOR FOYEZ INCLUDE THE HIGHEST DESIGN ACCREDITATION LIKE IAB DESIGN AWARD, HOLCIM GREEN BUILT AWARD, BERGER EXCELLENCE IN ARCHITECTURE AWARD ETC. AFTER REGENERATING HIS PRACTICE THROUGH VOLUMEZERO IN 2008 HIGHLY ACCLAIMED PROJECTS SUCH AS INTERNATIONAL CONVENTION CITY BASHUNDHARA, AKIJ HOUSE, SIMPLETREE ANARKALI, SHAHJALAL BANK CHQ AMONG MANY CONSOLIDATES HIS LEADERSHIP OF ARCHITECTURE AND DESIGN.

ABOUT RUPAYAN CITY UTTARA

RUPAYAN CITY UTTARA MASTER PLAN IS A NOVEL ATTEMPT TOWARDS A SUSTAINABLE HOUSING DEVELOPMENT THAT IS IN HARMONY WITH NATURE. THE PREMIUM GATED COMMUNITY IS LOCATED IN VIRGIN HINTERLAND AND AS SUCH NECESSITATES CREATION OF UNADULTERATED VEGETATIVE ENCLAVES MEANT FOR RECREATION AND VISUAL RESPITE. AN ENSEMBLE OF MODULAR RESIDENTIAL UNITS ORIENTS AROUND A GREEN COURT AND GENERATE A PRIMORDIAL ARCHITECTURAL RESPONSE REMINISCENT OF TROPICAL ARCHITECTURAL PRACTICES. THE UNION OF THE TWO HOUSING PHASES IS ACHIEVED THROUGH THE CREATION OF TWO IMPORTANT AXES. THE EXPERIENTIAL AXIS IS THE VISTA THAT CONNECTS THE GREEN ENCLAVE, BUILT FORMS, ROAD AND AMENITIES. THE VEHICULAR AXIS IS A FUNCTIONAL ALIGNMENT THAT DISTRIBUTES, MANAGES AND THEREBY DELINEATES THE TRANSPORT NETWORK AROUND THE HOUSING INITIATIVES. AMENITIES SUCH AS MOSQUES, SCHOOLS AND CORNER SHOP ARE ALL PERIPHERALLY LOCATED SO AS TO ALLOW USE NOT ONLY FOR THE USERS WITHIN THE HOUSING SOCIETY BUT ALSO THOSE LIVING AROUND IT. IN ARCHITECTURAL EXPRESSION OF THE RESIDENTIAL BUILDING GENERATES SPACES THROUGH LAYERS OF MULTIPLE PLANES HARMONIZED THROUGH SEAMLESS ORDER IN APPARENT QUAINTESS. THE OVERALL INTEGRATION OF EACH FUNCTIONAL ENTITY IS ACHIEVED THROUGH INCORPORATION OF THE ESTABLISHED ARCHITECTURAL EXPRESSION THROUGHOUT THE TWO PHASES.

THE VISION IS TO ENABLE A 360-DEGREE LIFESTYLE AND REALIZE A FUTURE-READY INFRASTRUCTURE IN THE PRESENT.



STATE-OF-THE-ART STRUCTURAL ENGINEERING

PROF. DR. M. SHAMIM Z. BOSUNIA
STRUCTURAL ADVISOR, RUPAYAN HOUSING ESTATE LTD

PROF. DR. M. SHAMIM Z. BOSUNIA

BUET ADJUNCT PROFESSOR

UNIVERSITY OF ASIA PACIFIC CHAIRMAN AND MANAGING DIRECTOR
'ADOBE OF CONSULTANTS (PVT) LTD.'

IT GIVES ME IMMENSE PLEASURE TO SAY FEW WORDS ON THE DEVELOPMENT OF TOWN SHIP PROJECT NEAR RAJUK UTTARA 3RD PHASE & ADJACENT TO SECTOR-12 AT UTTARA, DHAKA UNDERTAKEN BY RUPAYAN HOUSING ESTATE LTD. DHAKA.

THE PROJECT HAS BEEN PLANNED AND DESIGNED BY A GROUP OF WELL EXPERIENCED ARCHITECTS WHICH REFLECTS THE TRADITION AND SOCIO-CULTURAL HISTORY OF THE PEOPLE OF THIS PART OF THE SUB-CONTINENT. THE DESIGN IS UNIQUE IN TERMS OF FINANCIAL LIMITATION, AESTHETIC GOAL AND PHYSICAL AND PSYCHOLOGICAL NEEDS OF THE PEOPLE WHO WOULD BE LIVING IN THE HOUSING. DUE CONSIDERATION HAS BEEN GIVEN IN THE ARCHITECTURAL DESIGN TO FIT IN THE MOST EFFICIENT STRUCTURAL SYSTEM FOR THE BUILDINGS.

THE FOUNDATION AND SUPERSTRUCTURE FOR THE BUILDINGS OF THE HOUSING COMPLEX HAVE BEEN DESIGNED FOLLOWING CODES AND STANDARDS AS APPLICABLE, ESPECIALLY THE BANGLADESH NATIONAL BUILDING CODE (BNBC) CONSIDERING NECESSARY DESIGN PARAMETERS INCLUDING EARTHQUAKE FACTORS PARTICULARLY FOR THE PROJECT AREA. AND THUS THE MOST SAFE AND SOUND STRUCTURAL DESIGN HAS BEEN WORKED OUT FOR THE PROJECT.

SET TO GLOBAL BENCHMARKS, ATTENTION TO DETAIL IS AT THE FOUNDATION OF OUR VISION. EACH SQUARE FOOT WILL RESONATE WITH STATE-OF-THE-ART TECHNOLOGY AND EXPERT-CARE. THE ELEVATION IS POISED TO ELEVATE LIFE AND LIFESTYLE IN THIS PART OF THE WORLD.

I FEEL HONORED ON BEING ASSOCIATED WITH THE PROJECT. I BELIEVE THE PROJECT WOULD DEFINITELY BE PUTTING UP A POSITIVE STEP TOWARDS SOLVING THE ACUTE HOUSING PROBLEM IN THE METROPOLITAN CITY OF DHAKA. AND I WISH RUPAYAN CITY UTTARA. A GRAND SUCCESS FOR THE PROJECT. MAY ALLAH ALMIGHTY HELP US ALL FOR "A DREAM COMES TRUE" FOR THE PROJECT.

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SCIENCE OF
EXCELLENCE

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সৃষ্টি-সুখের উল্লাসে।

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